HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

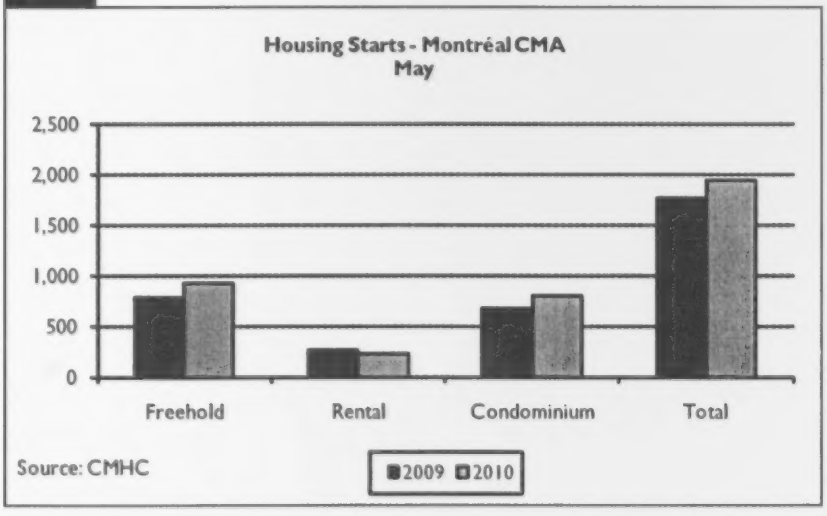
Date Released: June 2010

Montréal Metropolitan Area Housing Starts in May 2010

The results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that residential construction in the Montréal census metropolitan area (CMA) increased in May. In fact, housing starts reached 1,929 units this past month, compared to 1,760 in May 2009.

With the exception of rental housing, all segments of the new home market posted gains in activity over last year. In May, the greatest hikes in starts were registered in the most affordable housing market segments, namely, semi-detached and row houses (+29 per cent) and condominiums (+19 per cent). Single-detached home building rose for a ninth straight month, recording an increase of 12 per cent.

Figure 1



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Rental housing construction, for its part, fell by 16 per cent.[1]

The growth in housing starts observed since December has been in line with the economic recovery and has resulted from the low mortgage rates and the scarce supply on the resale market. However, last month's results seem to indicate that the intense activity is beginning to slow down. With the effects of the catching up and the moving up of the demand waning, the rate of growth will be less sustained over the coming months, which corresponds to our housing market forecasts for 2010.

In the Island of Montréal and Vaudreuil-Soulanges sectors, all market segments registered increases in activity. On the Island of Montréal, housing starts more than doubled in the freehold and rental housing segments while, in the condominium segment, the Island's key market, they rose by 22 per cent. In the Vaudreuil-Soulanges sector, starts doubled, mainly thanks to the condominium segment, in which foundations were laid for 70 units.

As for the North Crown and South Crown sectors, they registered decreases in activity of 8 per cent and 25 per cent, respectively. These declines were due to the rental housing segment and, to a lesser extent, the condominium segment. Activity remained strong in the freehold home market.

For the first five months of 2010, housing starts in the Montréal CMA reached 9,157 units, up by 27 per cent over the same period last year. While the rental housing segment registered a decrease in activity of 18 per cent, the other market segments showed continued growth. The freehold home segment stood out, though, with increases in starts of 50 per cent for single-detached houses and 45 per cent for semi-detached and row homes. The condominium segment, in which the starts volume has moved closer to the level recorded for freehold homes, posted a gain of 34 per cent.

[1] In this report, rental market data exclude co-operative housing starts.

Montréal CMA
Total Number of Starts
January - May 2010
N
18
19
16
15
12
10
21
13
06
14
07
05
22
08
01
20
09
03
02
07
23
26
25
HWY 40
HWY 30
0 2 4 8 12 Km
Legend
15 - 200 starts
201 - 385 starts
386 - 570 starts
571 - 755 starts
Not surveyed

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA May 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	588	136	192	0	4	791	0	218	1,929
May 2009	526	134	120	0	14	652	0	261	1,760
% Change	11.8	1.5	60.0	n/a	-71.4	21.3	n/a	-16.5	9.6
Year-to-date 2010	2,685	530	712	0	74	3,522	0	1,194	9,157
Year-to-date 2009	1,792	438	420	0	30	2,661	24	1,433	7,212
% Change	49.8	21.0	69.5	n/a	146.7	32.4	-100.0	-16.7	27.0
UNDER CONSTRUCTION									
May 2010	2,995	624	904	0	137	7,456	2	2,885	15,707
May 2009	2,067	520	682	0	165	6,604	0	3,923	14,501
% Change	44.9	20.0	32.6	n/a	-17.0	12.9	n/a	-26.5	8.3
COMPLETIONS									
May 2010	510	104	132	0	43	699	6	103	1,597
May 2009	391	66	68	0	12	490	20	246	1,351
% Change	30.4	57.6	94.1	n/a	**	42.7	-70.0	-58.1	18.2
Year-to-date 2010	2,011	336	399	0	134	2,000	6	1,127	6,145
Year-to-date 2009	1,815	256	377	0	80	2,083	24	1,080	5,773
% Change	10.8	31.3	5.8	n/a	67.5	-4.0	-75.0	4.4	6.4
COMPLETED & NOT ABSORBED									
May 2010	557	178	205	0	39	1,275	5	1,817	4,076
May 2009	670	164	162	0	42	1,362	0	1,904	4,304
% Change	-16.9	8.5	26.5	n/a	-7.1	-6.4	n/a	-4.6	-5.3
ABSORBED									
May 2010	505	89	121	0	36	726	1	387	1,865
May 2009	415	71	92	0	28	808	21	411	1,846
% Change	21.7	25.4	31.5	n/a	28.6	-10.1	-95.2	-5.8	1.0
Year-to-date 2010	1,970	326	377	0	135	2,428	7	1,294	6,537
Year-to-date 2009	1,788	245	359	0	115	2,354	29	1,610	6,500
% Change	10.2	33.1	5.0	n/a	17.4	3.1	-75.9	-19.6	0.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
May 2010	35	14	66	0	0	525	0	131	771
May 2009	16	18	10	0	0	430	0	3	510
Laval									
May 2010	65	18	12	0	0	30	0	18	143
May 2009	71	18	20	0	0	43	0	42	194
Rive-Nord									
May 2010	268	10	82	0	0	76	0	30	466
May 2009	235	32	47	0	0	73	0	64	471
Rive-Sud									
May 2010	153	86	14	0	4	90	0	30	377
May 2009	144	60	31	0	14	106	0	146	501
Vaudreuil-Soulanges									
May 2010	67	8	18	0	0	70	0	9	172
May 2009	60	6	12	0	0	0	0	6	84
Montréal CMA									
May 2010	588	136	192	0	4	791	0	218	1,929
May 2009	526	134	120	0	14	652	0	261	1,760
UNDER CONSTRUCTION									
Île de Montréal									
May 2010	206	82	210	0	40	3,743	0	458	5,347
May 2009	153	112	103	0	80	3,523	0	424	4,639
Laval									
May 2010	438	86	70	0	8	767	0	648	2,017
May 2009	298	54	143	0	0	855	0	1,329	2,679
Rive-Nord									
May 2010	1,254	102	430	0	3	1,001	0	459	3,249
May 2009	852	94	312	0	0	670	0	717	2,745
Rive-Sud									
May 2010	773	324	126	0	70	1,614	2	1,066	4,071
May 2009	554	250	79	0	85	1,445	0	1,217	3,744
Vaudreuil-Soulanges									
May 2010	324	30	68	0	16	331	0	254	1,023
May 2009	210	10	45	0	0	111	0	236	694
Montréal CMA									
May 2010	2,995	624	904	0	137	7,456	2	2,885	15,707
May 2009	2,067	520	682	0	165	6,604	0	3,923	14,501

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
May 2010	44	16	14	0	31	261	6	9	381
May 2009	22	10	4	0	4	303	0	9	374
Laval									
May 2010	55	12	7	0	0	249	0	19	342
May 2009	47	10	28	0	0	44	0	39	168
Rive-Nord									
May 2010	221	20	84	0	0	62	0	58	445
May 2009	170	24	25	0	0	36	0	166	421
Rive-Sud									
May 2010	119	48	19	0	8	93	0	6	293
May 2009	96	16	11	0	8	101	0	6	238
Vaudreuil-Soulanges									
May 2010	71	8	8	0	4	34	0	11	136
May 2009	56	6	0	0	0	6	20	26	150
Montréal CMA									
May 2010	510	104	132	0	43	699	6	103	1,597
May 2009	391	66	68	0	12	490	20	246	1,351
COMPLETED & NOT ABSORBED									
Île de Montréal									
May 2010	51	37	31	0	22	343	5	644	1,133
May 2009	49	32	35	0	22	615	0	971	1,724
Laval									
May 2010	63	19	41	0	0	314	0	487	924
May 2009	101	27	46	0	0	199	0	261	634
Rive-Nord									
May 2010	281	35	90	0	2	276	0	355	1,039
May 2009	308	36	50	0	1	290	0	560	1,245
Rive-Sud									
May 2010	108	83	28	0	13	309	0	316	857
May 2009	159	59	16	0	15	215	0	98	562
Vaudreuil-Soulanges									
May 2010	54	4	15	0	2	33	0	15	123
May 2009	53	10	15	0	4	43	0	14	139
Montréal CMA									
May 2010	557	178	205	0	39	1,275	5	1,817	4,076
May 2009	670	164	162	0	42	1,362	0	1,904	4,304

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
May 2010	32	10	23	0	29	358	1	49	502
May 2009	33	14	11	0	15	622	0	206	901
Laval									
May 2010	74	11	7	0	0	196	0	196	484
May 2009	51	11	27	0	0	30	0	65	184
Rive-Nord									
May 2010	220	16	70	0	0	52	0	119	477
May 2009	174	21	34	0	1	67	0	102	399
Rive-Sud									
May 2010	118	44	17	0	5	101	0	18	303
May 2009	99	17	16	0	11	69	1	20	233
Vaudreuil-Soulanges									
May 2010	61	8	4	0	2	19	0	5	99
May 2009	58	8	4	0	1	20	20	18	129
Montréal CMA									
May 2010	505	89	121	0	36	726	1	387	1,865
May 2009	415	71	92	0	28	808	21	411	1,846

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Zone 1	0	0	0	0	0	0	98	162	98	162	-39.5
Zone 2	0	0	0	0	14	0	225	26	239	26	**
Zone 3	3	1	4	0	0	0	0	12	7	13	-46.2
Zone 4	0	0	0	0	0	0	214	0	214	0	n/a
Zone 5	2	0	8	0	16	0	16	130	42	130	-67.7
Zone 6	0	2	0	0	0	0	9	0	9	2	**
Zone 7	1	0	0	2	0	0	17	9	18	11	63.6
Zone 8	3	1	0	0	32	10	35	105	70	116	-39.7
Zone 9	18	5	2	0	4	0	20	22	44	27	63.0
Zone 10	8	7	0	16	0	0	22	0	30	23	30.4
Zone 11	17	22	0	4	0	4	12	52	29	82	-64.6
Zone 12	21	25	4	4	10	14	24	21	59	64	-7.8
Zone 13	27	24	14	10	0	0	14	14	55	48	14.6
Zone 14	16	31	2	2	0	0	3	36	21	69	-69.6
Zone 15	34	31	0	2	0	0	43	38	77	71	8.5
Zone 16	48	22	0	14	0	8	31	30	79	74	6.8
Zone 17	82	68	4	10	6	3	48	54	140	135	3.7
Zone 18	40	35	0	2	0	0	23	9	63	46	37.0
Zone 19	48	48	4	2	6	0	28	26	86	76	13.2
Zone 20	21	25	4	16	0	16	6	34	31	91	-65.9
Zone 21	13	10	36	14	0	0	6	20	55	44	25.0
Zone 22	28	13	2	4	14	3	42	15	86	35	145.7
Zone 23	19	15	16	4	0	0	12	141	47	160	-70.6
Zone 24	17	14	14	4	0	0	40	26	71	44	61.4
Zone 25	16	10	2	4	0	22	0	8	18	44	-59.1
Zone 26	39	57	12	14	0	0	18	12	69	83	-16.9
Zone 27	67	60	8	6	18	10	79	8	172	84	104.8
Montréal CMA	588	526	136	134	120	90	1,085	1,010	1,929	1,760	9.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	1	0	0	0	0	0	153	372	154	372	-58.6
Zone 2	3	3	0	2	53	6	406	111	462	122	**
Zone 3	8	4	4	0	0	0	3	206	15	210	-92.9
Zone 4	1	0	0	0	2	0	585	446	588	446	31.8
Zone 5	2	0	8	0	29	14	151	253	190	267	-28.8
Zone 6	2	2	0	2	8	0	128	0	138	4	**
Zone 7	1	1	0	2	0	0	246	66	247	69	**
Zone 8	7	6	4	8	105	31	273	148	389	193	101.6
Zone 9	69	40	8	2	7	12	99	48	183	102	79.4
Zone 10	47	25	32	52	0	0	25	38	104	115	-9.6
Zone 11	95	67	8	8	0	4	563	411	666	490	35.9
Zone 12	107	85	14	12	21	52	91	390	233	539	-56.8
Zone 13	147	101	42	22	6	0	20	30	215	153	40.5
Zone 14	116	128	18	2	12	18	67	97	213	245	-13.1
Zone 15	107	69	4	2	24	6	165	111	300	188	59.6
Zone 16	136	86	4	22	24	19	224	88	388	215	80.5
Zone 17	373	219	8	20	26	36	303	287	710	562	26.3
Zone 18	250	168	42	46	3	0	221	65	516	279	84.9
Zone 19	222	182	14	14	12	0	173	155	421	351	19.9
Zone 20	104	60	14	24	0	16	85	239	203	339	-40.1
Zone 21	116	34	132	66	4	0	102	122	354	222	59.5
Zone 22	105	52	10	28	64	25	206	52	385	157	145.2
Zone 23	57	36	40	14	0	0	19	153	116	203	-42.9
Zone 24	88	50	48	24	20	4	599	158	755	236	**
Zone 25	48	49	12	6	17	35	112	128	189	218	-13.3
Zone 26	161	133	36	42	0	0	221	58	418	233	79.4
Zone 27	312	192	36	18	68	56	189	416	605	682	-11.3
Montréal CMA	2,685	1,792	538	438	505	334	5,429	4,648	9,157	7,212	27.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Zone 1	0	0	0	0	98	162	0	0
Zone 2	14	0	0	0	106	26	119	0
Zone 3	0	0	0	0	0	12	0	0
Zone 4	0	0	0	0	208	0	6	0
Zone 5	16	0	0	0	16	107	0	0
Zone 6	0	0	0	0	9	0	0	0
Zone 7	0	0	0	0	17	6	0	3
Zone 8	32	10	0	0	35	105	0	0
Zone 9	4	0	0	0	14	12	6	0
Zone 10	0	0	0	0	22	0	0	0
Zone 11	0	4	0	0	0	22	12	30
Zone 12	10	14	0	0	24	21	0	0
Zone 13	0	0	0	0	8	2	6	12
Zone 14	0	0	0	0	0	24	3	12
Zone 15	0	0	0	0	43	18	0	0
Zone 16	0	8	0	0	28	27	3	3
Zone 17	6	3	0	0	48	32	0	22
Zone 18	0	0	0	0	11	0	12	9
Zone 19	6	0	0	0	16	8	12	18
Zone 20	0	16	0	0	0	34	6	0
Zone 21	0	0	0	0	0	20	6	0
Zone 22	14	3	0	0	42	6	0	9
Zone 23	0	0	0	0	0	4	12	137
Zone 24	0	0	0	0	40	26	0	0
Zone 25	0	22	0	0	0	8	0	0
Zone 26	0	0	0	0	12	12	6	0
Zone 27	18	10	0	0	70	2	9	6
Montréal CMA	120	90	0	0	867	696	218	261

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	0	0	0	98	372	6	0
Zone 2	53	6	0	0	287	111	119	0
Zone 3	0	0	0	0	3	206	0	0
Zone 4	2	0	0	0	502	254	11	57
Zone 5	29	14	0	0	142	156	9	74
Zone 6	8	0	0	0	128	0	0	0
Zone 7	0	0	0	0	20	57	3	9
Zone 8	105	31	0	0	273	148	0	0
Zone 9	7	12	0	0	93	38	6	0
Zone 10	0	0	0	0	25	38	0	0
Zone 11	0	4	0	0	221	304	342	107
Zone 12	21	52	0	0	68	54	23	336
Zone 13	6	0	0	0	14	5	6	25
Zone 14	12	18	0	0	40	52	27	45
Zone 15	24	6	0	0	150	54	15	37
Zone 16	24	19	0	0	169	52	55	6
Zone 17	26	36	0	0	247	144	56	143
Zone 18	3	0	0	0	179	42	42	23
Zone 19	12	0	0	0	124	34	49	121
Zone 20	0	16	0	0	67	149	18	0
Zone 21	4	0	0	0	90	87	12	35
Zone 22	39	25	0	0	194	40	12	12
Zone 23	0	0	0	0	0	16	19	137
Zone 24	20	4	0	0	336	149	263	9
Zone 25	17	35	0	0	112	122	0	6
Zone 26	0	0	0	0	78	12	72	22
Zone 27	68	32	0	24	160	105	29	229
Montréal CMA	480	310	0	24	3,820	2,801	1,194	1,433

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Zone 1	0	0	98	162	0	0	98	162
Zone 2	14	0	106	26	119	0	239	26
Zone 3	7	1	0	12	0	0	7	13
Zone 4	0	0	208	0	6	0	214	0
Zone 5	26	0	16	107	0	0	42	130
Zone 6	0	2	9	0	0	0	9	2
Zone 7	1	2	17	6	0	3	18	11
Zone 8	35	11	35	105	0	0	70	116
Zone 9	24	5	14	12	6	0	44	27
Zone 10	8	23	22	0	0	0	30	23
Zone 11	17	30	0	22	12	30	29	82
Zone 12	35	43	24	21	0	0	59	64
Zone 13	43	36	6	0	6	12	55	48
Zone 14	18	33	0	24	3	12	21	69
Zone 15	74	45	3	6	0	0	77	71
Zone 16	58	56	18	15	3	3	79	74
Zone 17	100	85	40	28	0	22	140	135
Zone 18	42	37	9	0	12	9	63	46
Zone 19	68	58	6	0	12	18	86	76
Zone 20	25	53	0	38	6	0	31	91
Zone 21	49	24	0	20	6	0	55	44
Zone 22	44	20	42	6	0	9	86	35
Zone 23	35	23	0	0	12	137	47	160
Zone 24	31	18	40	26	0	0	71	44
Zone 25	18	26	0	18	0	0	18	44
Zone 26	51	71	12	12	6	0	69	83
Zone 27	93	78	70	0	9	6	172	84
Montréal CMA	916	780	795	666	218	261	1,929	1,760

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	1	0	98	372	6	0	154	372
Zone 2	49	13	294	109	119	0	462	122
Zone 3	12	4	3	206	0	0	15	210
Zone 4	3	2	502	252	11	57	588	446
Zone 5	34	14	147	156	9	74	190	267
Zone 6	10	4	128	0	0	0	138	4
Zone 7	1	3	20	57	3	9	247	69
Zone 8	99	45	290	148	0	0	389	193
Zone 9	83	54	94	38	6	0	183	102
Zone 10	79	77	25	38	0	0	104	115
Zone 11	103	79	221	304	342	107	666	490
Zone 12	142	149	68	54	23	336	233	539
Zone 13	197	125	12	3	6	25	215	153
Zone 14	150	152	36	48	27	45	213	245
Zone 15	261	125	24	6	15	37	300	188
Zone 16	224	161	109	18	55	6	388	215
Zone 17	432	289	222	130	56	143	710	562
Zone 18	303	224	171	32	42	23	516	279
Zone 19	294	210	78	20	49	121	421	351
Zone 20	126	98	59	151	18	0	203	339
Zone 21	240	100	102	87	12	35	354	222
Zone 22	138	93	210	52	12	12	385	157
Zone 23	97	54	0	12	19	137	116	203
Zone 24	157	74	335	153	263	9	755	236
Zone 25	77	80	112	132	0	6	189	218
Zone 26	197	175	78	12	72	22	418	233
Zone 27	418	246	158	101	29	253	605	682
Montréal CMA	3,927	2,650	3,596	2,691	1,194	1,457	9,157	7,212

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Zone 1	0	0	4	2	0	8	0	110	4	120	-96.7
Zone 2	0	3	0	0	7	0	90	0	97	3	**
Zone 3	1	1	0	0	0	0	0	0	1	1	0.0
Zone 4	0	0	0	0	0	0	50	58	50	58	-13.8
Zone 5	0	0	2	0	24	0	53	64	79	64	23.4
Zone 6	1	2	0	0	4	0	0	0	5	2	150.0
Zone 7	0	0	0	0	6	0	36	0	42	0	n/a
Zone 8	6	3	0	0	8	0	30	80	44	83	-47.0
Zone 9	21	5	4	0	0	0	0	22	25	27	-7.4
Zone 10	15	8	6	8	0	0	13	0	34	16	112.5
Zone 11	12	14	2	4	0	3	268	54	282	75	**
Zone 12	12	12	6	2	7	21	0	18	25	53	-52.8
Zone 13	31	21	4	4	0	0	0	15	35	40	-12.5
Zone 14	21	28	0	0	6	0	12	39	39	67	-41.8
Zone 15	16	7	0	0	0	0	31	8	47	15	**
Zone 16	23	14	2	0	4	0	55	43	84	57	47.4
Zone 17	76	43	4	6	20	3	31	35	131	87	50.6
Zone 18	33	39	12	12	0	0	10	68	55	119	-53.8
Zone 19	52	39	2	6	0	0	35	31	89	76	17.1
Zone 20	18	10	6	0	0	0	23	20	47	30	56.7
Zone 21	11	6	22	2	0	0	24	56	57	64	-10.9
Zone 22	28	7	6	2	14	12	25	12	73	33	121.2
Zone 23	13	14	4	0	0	0	6	3	23	17	35.3
Zone 24	16	13	2	2	3	0	4	8	25	23	8.7
Zone 25	5	21	2	4	6	3	6	8	19	36	-47.2
Zone 26	28	25	6	6	4	4	11	0	49	35	40.0
Zone 27	71	56	8	6	12	20	45	68	136	150	-9.3
Montréal CMA	510	391	104	66	125	74	858	820	1,597	1,351	18.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	0	1	10	8	0	19	0	245	10	273	-96.3
Zone 2	5	5	0	0	21	22	225	291	251	318	-21.1
Zone 3	2	2	0	0	6	3	0	102	8	107	-92.5
Zone 4	0	0	0	0	0	0	206	266	206	266	-22.6
Zone 5	0	0	2	0	68	11	228	430	298	441	-32.4
Zone 6	5	4	0	0	4	4	0	2	9	10	-10.0
Zone 7	3	2	0	0	6	0	70	0	79	2	**
Zone 8	16	11	4	0	54	60	192	239	266	310	-14.2
Zone 9	74	57	10	6	4	15	57	38	145	116	25.0
Zone 10	36	25	22	24	0	3	93	45	151	97	55.7
Zone 11	72	74	6	10	8	25	466	270	552	379	45.6
Zone 12	84	56	38	22	20	42	229	36	371	156	137.8
Zone 13	122	120	16	8	6	14	10	27	154	169	-8.9
Zone 14	101	135	4	0	9	16	51	132	165	283	-41.7
Zone 15	87	69	4	0	0	6	103	58	194	133	45.9
Zone 16	85	83	8	4	21	14	247	170	361	271	33.2
Zone 17	245	231	4	16	40	12	133	149	422	408	3.4
Zone 18	170	154	38	24	0	3	70	138	278	319	-12.9
Zone 19	158	169	2	10	0	0	125	146	285	325	-12.3
Zone 20	68	49	18	0	0	0	256	137	342	186	83.9
Zone 21	64	40	38	22	8	0	73	136	183	198	-7.6
Zone 22	93	63	18	26	38	23	84	48	233	160	45.6
Zone 23	77	53	20	10	0	0	190	3	287	66	**
Zone 24	67	56	8	12	7	13	151	45	233	126	84.9
Zone 25	60	56	18	16	15	14	20	44	113	130	-13.1
Zone 26	115	95	34	12	4	8	25	40	178	155	14.8
Zone 27	202	205	14	26	42	50	113	88	371	369	0.5
Montréal CMA	2,011	1,815	336	256	381	377	3,417	3,325	6,145	5,773	6.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Zone 1	0	8	0	0	0	110	0	0
Zone 2	7	0	0	0	90	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	50	49	0	9
Zone 5	24	0	0	0	50	64	3	0
Zone 6	4	0	0	0	0	0	0	0
Zone 7	0	0	6	0	36	0	0	0
Zone 8	8	0	0	0	30	80	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	7	0	6	0
Zone 11	0	3	0	0	249	34	19	20
Zone 12	7	21	0	0	0	8	0	10
Zone 13	0	0	0	0	0	6	0	9
Zone 14	6	0	0	0	12	12	0	27
Zone 15	0	0	0	0	25	8	6	0
Zone 16	4	0	0	0	25	28	30	15
Zone 17	20	3	0	0	31	4	0	31
Zone 18	0	0	0	0	4	2	6	66
Zone 19	0	0	0	0	19	4	16	27
Zone 20	0	0	0	0	20	20	3	0
Zone 21	0	0	0	0	24	56	0	0
Zone 22	14	12	0	0	25	6	0	6
Zone 23	0	0	0	0	6	3	0	0
Zone 24	3	0	0	0	4	8	0	0
Zone 25	6	3	0	0	6	8	0	0
Zone 26	4	4	0	0	8	0	3	0
Zone 27	12	0	0	20	34	6	11	26
Montréal CMA	119	54	6	20	755	516	103	246

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	19	0	0	0	245	0	0
Zone 2	21	22	0	0	220	288	5	3
Zone 3	6	3	0	0	0	30	0	72
Zone 4	0	0	0	0	130	246	76	20
Zone 5	68	11	0	0	152	139	76	291
Zone 6	4	4	0	0	0	2	0	0
Zone 7	0	0	6	0	55	0	3	0
Zone 8	54	60	0	0	192	239	0	0
Zone 9	4	15	0	0	12	16	35	0
Zone 10	0	3	0	0	80	39	13	6
Zone 11	8	25	0	0	323	88	143	182
Zone 12	20	42	0	0	20	20	165	16
Zone 13	6	14	0	0	10	12	0	15
Zone 14	9	16	0	0	24	78	27	54
Zone 15	0	6	0	0	85	42	18	16
Zone 16	21	14	0	0	123	125	94	45
Zone 17	40	12	0	0	107	91	26	58
Zone 18	0	3	0	0	43	51	27	87
Zone 19	0	0	0	0	47	59	78	87
Zone 20	0	0	0	0	130	134	126	3
Zone 21	8	0	0	0	65	136	8	0
Zone 22	38	23	0	0	81	24	3	24
Zone 23	0	0	0	0	29	3	161	0
Zone 24	7	13	0	0	106	35	9	10
Zone 25	15	14	0	0	20	16	0	28
Zone 26	4	8	0	0	22	6	3	34
Zone 27	42	26	0	24	82	23	31	29
Montréal CMA	375	353	6	24	2,158	2,187	1,127	1,080

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Zone 1	4	6	0	114	0	0	4	120
Zone 2	0	3	97	0	0	0	97	3
Zone 3	1	1	0	0	0	0	1	1
Zone 4	2	0	48	49	0	9	50	58
Zone 5	10	0	66	64	3	0	79	64
Zone 6	5	2	0	0	0	0	5	2
Zone 7	0	0	36	0	6	0	42	0
Zone 8	6	3	38	80	0	0	44	83
Zone 9	25	5	0	0	0	0	25	27
Zone 10	21	16	7	0	6	0	34	16
Zone 11	14	25	249	30	19	20	282	75
Zone 12	25	35	0	8	0	10	25	53
Zone 13	35	25	0	6	0	9	35	40
Zone 14	27	28	12	12	0	27	39	67
Zone 15	38	15	3	0	6	0	47	15
Zone 16	39	18	15	24	30	15	84	57
Zone 17	112	56	19	0	0	31	131	87
Zone 18	49	53	0	0	6	66	55	119
Zone 19	60	49	13	0	16	27	89	76
Zone 20	24	10	20	20	3	0	47	30
Zone 21	33	8	24	56	0	0	57	64
Zone 22	40	13	33	14	0	6	73	33
Zone 23	17	14	6	3	0	0	23	17
Zone 24	21	15	4	8	0	0	25	23
Zone 25	13	28	6	8	0	0	19	36
Zone 26	38	35	8	0	3	0	49	35
Zone 27	87	62	38	6	11	46	136	150
Montréal CMA	746	525	742	502	109	266	1,597	1,351

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - May 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	10	24	0	249	0	0	10	273
Zone 2	13	19	233	296	5	3	251	318
Zone 3	8	5	0	30	0	72	8	107
Zone 4	4	0	126	246	76	20	206	266
Zone 5	10	11	212	139	76	291	298	441
Zone 6	9	6	0	4	0	0	9	10
Zone 7	3	2	55	0	9	0	79	2
Zone 8	39	40	227	270	0	0	266	310
Zone 9	88	78	12	16	35	0	145	116
Zone 10	58	52	80	39	13	6	151	97
Zone 11	86	113	323	84	143	182	552	379
Zone 12	142	120	20	20	165	16	371	156
Zone 13	144	142	10	12	0	15	154	169
Zone 14	114	157	24	72	27	54	165	283
Zone 15	161	113	15	4	18	16	194	133
Zone 16	128	111	109	115	94	45	361	271
Zone 17	311	277	85	73	26	58	422	408
Zone 18	216	185	35	47	27	87	278	319
Zone 19	174	199	33	39	78	87	285	325
Zone 20	86	49	130	134	126	3	342	186
Zone 21	110	62	65	136	8	0	183	198
Zone 22	135	96	95	40	3	24	233	160
Zone 23	111	63	15	3	161	0	287	66
Zone 24	82	68	106	48	9	10	233	126
Zone 25	93	86	20	16	0	28	113	130
Zone 26	153	115	22	6	3	34	178	155
Zone 27	258	255	82	25	31	53	371	369
Montréal CMA	2,746	2,448	2,134	2,163	1,133	1,104	6,145	5,773

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
May 2010	0	0.0	0	0.0	10	38.5	7	26.9	9	34.6	26	433,718	471,439
May 2009	0	0.0	5	15.2	12	36.4	6	18.2	10	30.3	33	360,000	435,364
Year-to-date 2010	0	0.0	4	3.8	31	29.5	28	26.7	42	40.0	105	443,533	505,050
Year-to-date 2009	0	0.0	13	11.8	38	34.5	21	19.1	38	34.5	110	400,000	473,336
Laval													
May 2010	0	0.0	16	22.5	33	46.5	13	18.3	9	12.7	71	358,000	375,157
May 2009	0	0.0	3	5.9	16	31.4	16	31.4	16	31.4	51	450,000	506,784
Year-to-date 2010	1	0.4	50	19.2	99	38.1	58	22.3	52	20.0	260	382,410	418,062
Year-to-date 2009	0	0.0	11	4.4	88	35.2	82	32.8	69	27.6	250	400,000	468,144
North Shore													
May 2010	23	12.2	89	47.1	63	33.3	10	5.3	4	2.1	189	276,880	288,589
May 2009	7	4.0	68	39.1	56	32.2	25	14.4	18	10.3	174	320,000	343,989
Year-to-date 2010	62	9.1	288	42.2	241	35.3	64	9.4	28	4.1	683	295,000	309,365
Year-to-date 2009	25	3.1	356	44.1	249	30.8	110	13.6	68	8.4	808	300,000	336,028
South Shore													
May 2010	0	0.0	31	34.8	34	38.2	14	15.7	10	11.2	89	340,000	357,144
May 2009	9	9.1	43	43.4	25	25.3	16	16.2	6	6.1	99	280,000	320,960
Year-to-date 2010	22	5.8	150	39.3	123	32.2	55	14.4	32	8.4	382	305,489	330,567
Year-to-date 2009	27	6.7	143	35.5	121	30.0	68	16.9	44	10.9	403	300,000	337,844
Vaudreuil-Soulanges													
May 2010	2	4.3	15	32.6	21	45.7	6	13.0	2	4.3	46	338,881	341,373
May 2009	8	13.8	9	15.5	18	31.0	20	34.5	3	5.2	58	360,000	352,931
Year-to-date 2010	19	12.4	47	30.7	48	31.4	24	15.7	15	9.8	153	324,776	336,154
Year-to-date 2009	33	15.2	48	22.1	73	33.6	44	20.3	19	8.8	217	340,000	335,272
Montréal CMA													
May 2010	25	5.9	151	35.9	161	38.2	50	11.9	34	8.1	421	320,000	334,741
May 2009	24	5.8	128	30.8	127	30.6	83	20.0	53	12.8	415	330,000	367,017
Year-to-date 2010	104	6.6	539	34.0	542	34.2	229	14.5	169	10.7	1,583	323,900	347,903
Year-to-date 2009	85	4.8	571	31.9	569	31.8	325	18.2	238	13.3	1,788	330,000	363,266

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2010						
Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	844,258	739,091	14.2
Zone 9	462,104	382,647	20.8	478,451	440,397	8.6
Zone 10	--	--	n/a	379,527	355,333	6.8
Zone 11	412,331	654,667	-37.0	521,174	577,870	-9.8
Zone 12	438,614	540,909	-18.9	437,568	492,895	-11.2
Zone 13	331,053	368,727	-10.2	338,214	383,147	-11.7
Zone 14	286,942	297,679	-3.6	302,739	293,919	3.0
Zone 15	267,026	371,471	-28.1	283,580	315,753	-10.2
Zone 16	381,159	464,333	-17.9	393,168	469,955	-16.3
Zone 17	296,311	370,667	-20.1	322,018	359,157	-10.3
Zone 18	317,321	344,171	-7.8	318,451	325,089	-2.0
Zone 19	236,735	287,162	-17.6	252,534	282,976	-10.8
Zone 20	353,254	--	n/a	327,120	334,872	-2.3
Zone 21	--	--	n/a	326,621	310,833	5.1
Zone 22	361,884	--	n/a	344,748	388,129	-11.2
Zone 23	--	283,571	n/a	269,825	283,107	-4.7
Zone 24	467,893	512,308	-8.7	442,675	467,226	-5.3
Zone 25	--	312,692	n/a	380,368	350,333	8.6
Zone 26	248,927	244,615	1.8	258,038	259,494	-0.6
Zone 27	341,373	352,931	-3.3	336,154	335,272	0.3
Montréal CMA	334,741	367,017	-8.8	347,903	363,266	-4.2

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
May 2010

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	163.9	111.7	1,887	8.2	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,875	8.3	66.3	751
	March	613	4.50	5.55	164.9	112.7	1,870	8.8	66.4	758
	April	596	3.90	5.25	164.9	112.9	1,873	9.0	66.5	755
	May	596	3.90	5.25	165.2	113.9	1,877	9.5	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,881	9.5	67.1	752
	July	631	3.75	5.85	165.3	113.8	1,879	9.6	67.0	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.4	66.9	763
	September	610	3.70	5.49	165.6	113.8	1,877	9.4	66.7	764
	October	630	3.80	5.84	166.2	113.7	1,880	9.2	66.6	765
	November	616	3.60	5.59	166.8	114.4	1,883	9.0	66.5	763
	December	610	3.60	5.49	167.1	114.0	1,894	9.1	66.8	761
2010	January	610	3.60	5.49	167.2	114.0	1,907	9.1	67.2	759
	February	604	3.60	5.39	167.7	114.2	1,916	9.2	67.5	757
	March	631	3.60	5.85	169.4	114.5	1,927	9.0	67.7	757
	April	655	3.80	6.25	169.3	114.8	1,933	9.0	67.8	754
	May	639	3.70	5.99		114.9	1,942	8.8	68.0	757
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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